

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 10 day of August, 2004, by PETER KENT SPRIGGS, whose mailing address is 324 W. COLLEGE AVE hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-

described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Peter Kent Spriggs
(Name typewritten)
Peter Kent Spriggs
(Signature)

WITNESSES:

Charles Donahue
(Sign)
CHARLES DONAHUE
(Print Name)

Brenda Blackburn
(Sign)
Brenda Blackburn
(Print Name)

STATE OF Florida

COUNTY OF Leor

The foregoing instrument was acknowledged before me this 10th day of August, 2004
by Peter Kent Spriggs, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

Brenda Blackburn
(Signature of Notary)

Brenda Blackburn
(Print, Type or Stamp Name of Notary)

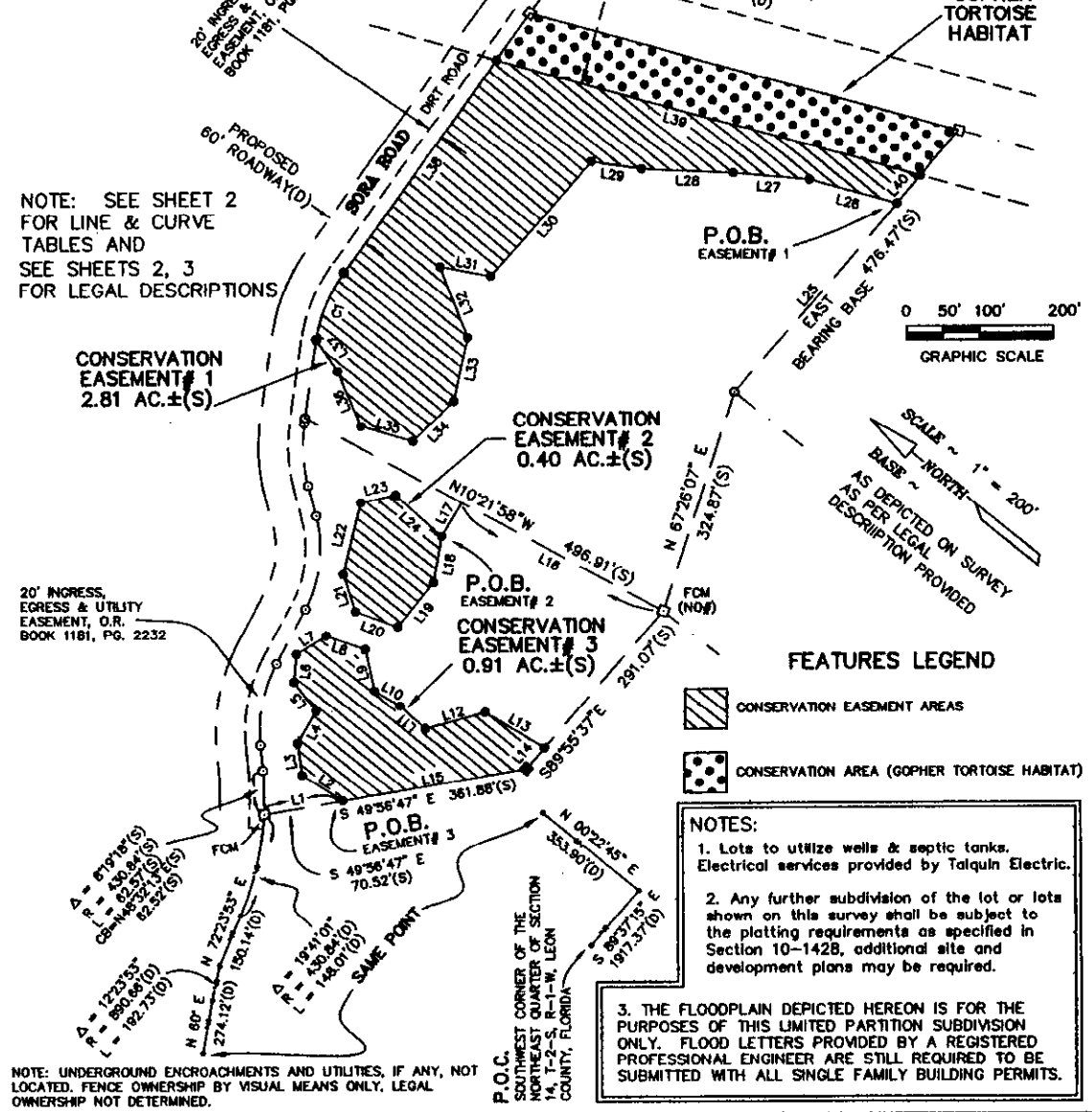
Notary Public
(Title or Rank)

(Serial Number, If Any)



Brenda Blackburn
MY COMMISSION # DD075721 EXPIRES
January 6, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"



<p>The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting this boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.</p>		<p>REVISOR: AS PER LEON COUNTY COMMENTS ON 8/30/04 BY RML</p>	
<p>LEGEND: (GENERAL)</p> <p>FCM - FOUND CONCRETE MONUMENT (4" X 4")</p> <p>PIR - FOUND IRON ROD</p> <p>PIP - FOUND IRON PIPE</p> <p>PA/C - FOUND NAIL & CAP</p> <p>SN/C - SET NAIL & CAP #83309</p> <p>SCM - SET CONCRETE MONUMENT #4018</p> <p>SR - SET 5/8" IRON ROD WITH CAP #83308</p> <p>PRM - PERMANENT REFERENCE MONUMENT</p> <p>(P) - PLAT DISTANCE AND/OR BEARING</p> <p>(S) - SURVEY DISTANCE AND/OR BEARING</p> <p>(C) - CALCULATED DISTANCE AND/OR BEARING</p>	<p>LEGEND: (LABELS)</p> <p>N - NORTH E - EAST</p> <p>S - SOUTH W - WEST</p> <p>D - DEGREES - MINUTES</p> <p>S - SECONDS R - RADIUS OR RANGE</p> <p>Δ - DELTA (CENTRAL ANGLE)</p> <p>L - CURVE LENGTH</p> <p>CL - CHORD LENGTH (CURVED)</p> <p>CB - CHORD BEARING (CURVED)</p> <p>P.O.B. - POINT OF BEGINNING</p> <p>P.O.C. - POINT OF COMMENCEMENT</p> <p>RW - RIGHT OF WAY</p>	<p>LEGEND: (DISTANCES)</p> <p>ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD - FEET.</p>	<p>NOTE: UNLESS OTHERWISE NOTED</p> <p>ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.</p>
<p>SYMBOL LEGEND</p> <p>• = PERMANENT CONSERVATION EASEMENT MARKERS (NOT SET BY THIS SURVEYOR).</p>			

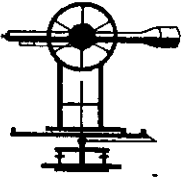
LAND SURVEYING
 License LB #5509
 CIVIL ENGINEERING
 License EB #5509



GARY G. ALLEN
 Registered Land Surveyor, Inc.
 4101 Apalachee Parkway
 Tallahassee, Florida 32311

Phone: (850)-877-0541
 Fax: (850)-877-0041
 E-mail: garyallen05@comcast.net

DESCRIPTION: SKETCH OF CONSERVATION EASEMENTS# 1, 2 & 3 FOR THE REFUGE HOUSE - DONAHUE LIMITED		FOUNDATION ADDED: BY:
SECTION: 14 TOWNSHIP: 2-SOUTH RANGE: 1-WEST COUNTY: LEON		FINAL ADDITIONS: BY:
SURVEY DATE: 3/18/04 FIELD BOOK NUMBER: SEE PAGE: FILE SCALE: 1"=200' DRAWING FILE NAME: 02-1421P.DWG RECORDED IN BOOK: 02-1421 RECORDED:		REVISION: BY:
I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code. Gary G. Allen 9-03-04 GARY G. ALLEN, P.S.M. Professional Surveyor & Mapper Florida Registration No. 4016		
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.		



GARY GEE ALLEN
REGISTERED LAND SURVEYOR, INC
LAND SURVEYING - CIVIL ENGINEERING

GARY G. ALLEN, P.L.S., PRES.
MARK T. HENDERSON, P.L.S., V.P.
R. MICHAEL LATIMER, P.E., V.P.
ROBERT DILWORTH, P.L.S.

Attachment # 2A
Page 4 of 5

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA, 32311

E-MAIL: GARYALLEN05@COMCAST.NET
PHONE: (850) 877-0541
FAX NO. (850) 877-0041

Legal Description Conservation Easement# 2

EXHIBIT "A" Sheet 2 of 3

A Conservation Easement being a part of property as described in Official Records Book 1015, Page 1018-1021 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northeast Quarter of Section 14, Township 2 South, Range 1 West, and then run South 89 degrees 37 minutes 15 seconds East 1917.37 feet along the South boundary of the Northeast Quarter of said Section 14, thence run North 00 degrees 22 minutes 45 seconds East 353.90 feet to the right of way boundary line for a proposed 60 foot right of way then run North 60 degrees East along said Southerly right of way boundary line 274.12 feet to a point of curve to the right having a radius of 890.66 feet, thence Northeasterly along said curve 192.73 feet, through a central angle of 12 degrees 23 minutes 53 seconds, to a point of tangency, then North 72 degrees 23 minutes 53 seconds East 150.14 feet, to a point of curve to the left, having a radius of 430.84 feet, then Northeasterly along said curve 148.01 feet, through an angle of 19 degrees 41 minutes 01 seconds to a point, thence leaving said Southerly right of way boundary and run South 49 degrees 56 minutes 47 seconds East 361.88 feet, thence South 89 degrees 55 minutes 37 seconds East 291.07 feet, thence North 10 degrees 21 minutes 58 seconds West 315.99 feet, thence South 79 degrees 38 minutes 02 seconds West 55.31 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run South 59 degrees 40 minutes 37 seconds West 66.53 feet, thence South 87 degrees 50 minutes 22 seconds West 80.21 feet, thence North 18 degrees 27 minutes 58 seconds West 61.25 feet, thence North 32 degrees 17 minutes 10 seconds East 56.19 feet, thence North 63 degrees 30 minutes 54 seconds East 104.73 feet, thence South 52 degrees 44 minutes 01 seconds East 48.55 feet, thence South 03 degrees 35 minutes 30 seconds West 86.46 feet to the POINT OF BEGINNING; containing 0.40 acres, more or less.

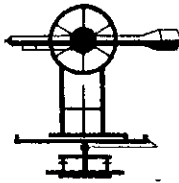
I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

This surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Gary G. Allen 9-03-04
Gary G. Allen, P.S.M. date:
Professional Surveyor & Mapper
Florida Certification No. 4016

date: September 2, 2004
file: 02-1421

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S49°56'47"E	106.74	L21	N32°17'00"E	56.15
L2	N08°29'22"W	66.36	L22	N63°30'54"E	104.73
L3	N42°08'38"E	46.54	L23	S82°44'01"E	48.55
L4	N78°53'48"E	61.82	L24	S03°35'30"W	86.46
L5	N13°38'29"E	61.16	L25	S90°00'00"E	344.26
L6	N85°28'41"E	40.83	L26	N24°15'43"W	123.67
L7	S72°23'22"E	47.91	L27	N34°37'14"W	103.90
L8	S19°48'18"E	66.37	L28	N37°14'32"W	124.66
L9	S38°15'26"W	81.17	L29	N31°15'25"W	89.02
L10	S28°39'02"E	49.59	L30	N88°48'15"W	208.26
L11	S03°13'46"W	47.48	L31	N28°58'36"W	70.59
L12	S85°34'30"E	84.00	L32	S29°32'03"W	107.27
L13	S08°12'20"E	95.61	L33	S61°49'36"W	91.50
L14	N89°05'37"W	38.46	L34	N84°09'19"W	78.81
L15	N48°56'47"W	283.14	L35	N23°13'47"W	73.99
L16	N10°21'56"W	216.99	L36	N27°39'35"E	43.35
L17	S78°38'02"E	65.31	L37	N17°07'23"E	83.44
L18	S59°40'37"W	66.53	L38	N85°29'47"E	361.56
L19	S87°50'22"W	80.21	L39	S24°03'39"E	595.38
L20	N18°27'56"W	61.25	L40	N90°00'00"W	50.08
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	27°59'58"	214.38	103.17	N71°48'58"E	102.18



GARY GEE ALLEN
REGISTERED LAND SURVEYOR
LAND SURVEYING - CIVIL ENGINEERING

Attachment #

GARY G. ALLEN, P.L.S., PRES.
MARK T. HENDERSON, P.L.S., V.P.
R. MICHAEL LATIMER, P.E., V.P.
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Page 5 of 5

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4101 APALACHEE PARKWAY

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EXHIBIT "A" Sheet 3 of 3

Legal Description Conservation Easement# 3

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From said **POINT OF BEGINNING** run North 24 degrees 15 minutes 43 seconds West 123.67 feet, thence North 34 degrees 37 minutes 14 seconds West 103.90 feet, thence North 37 degrees 14 minutes 32 seconds West 124.58 feet, thence North 31 degrees 15 minutes 25 seconds West 69.02 feet, thence North 88 degrees 48 minutes 16 seconds West 209.26 feet, thence North 28 degrees 56 minutes 36 seconds West 70.59 feet, thence South 29 degrees 32 minutes 03 seconds West 107.27 feet, thence South 61 degrees 49 minutes 35 seconds West 91.50 feet, thence North 84 degrees 59 minutes 19 seconds West 78.81 feet, thence North 23 degrees 13 minutes 47 seconds West 73.99 feet, thence North 27 degrees 35 minutes 33 seconds East 83.36 feet, thence North 17 degrees 07 minutes 23 seconds East 53.44 feet to a point on the aforesaid Southerly right of way boundary and on a curve concave to the Southeasterly, thence run Easterly along said right of way and said curve having a radius of 214.29 feet, through a central angle of 27 degrees 35 minutes 08 seconds, for an arc distance of 103.17 feet (the chord of said curve bears North 71 degrees 40 minutes 59 seconds East 102.18 feet), thence North 85 degrees 29 minutes 47 seconds East along said Southerly right of way boundary a distance of 361.56 feet to a point of intersection with the Westerly boundary of a 150 foot wide Power Transmission Line Easement, thence leaving said Southerly right of way boundary run South 24 degrees 03 minutes 39 seconds East along said Westerly boundary a distance of 598.36 feet, thence leaving said Westerly boundary run West 50.08 feet to the **POINT OF BEGINNING**; containing 2.81 acres, more or less.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

This surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Gary G. Allen

9-03-04

Gary G. Allen, P.S.M. date:
Professional Surveyor & Mapper
Florida Certification No. 4016

date: September 2, 2004
file: 02-1421